

# MEMORANDUM

**TO:** Dora Anguiano, Planning Commission Coordinator  
Planning and Zoning Department

**FROM:** Eric J. Hammack, Real Estate Supervisor  
Land Management Section  
Office of Real Estate Services

**DATE:** September 16<sup>th</sup>, 2015

**SUBJECT:** F#9524-1505 – Encroachment of the Red River Street right-of-way by an overhead pedestrian bridge with surface and sub-surface support structures.

C24  
/

Attached are the departmental comments and other information pertinent to the referenced right of way encroachment. **The proposed bridge will encroach over and on the Red River Street right-of-way, and will connect the Fairmont Hotel to the Austin Convention Center property. The bridge will also cross dedicated parkland and Waller Creek.** All affected departments and private utility franchise holders have reviewed this request and recommend approval, **subject to conditions and final City approval of the submitted Site Plan.**

Per Chapter 14-11-51(D) of the City Code, which states that "*If the Director determines that additional review of the encroachment is necessary, the Director shall submit the proposed encroachment to the appropriate Land Use Commission for review and recommendation to Council*", this application has been directed to the **Planning Commission** for review and consideration.

Staff contact: Eric Hammack at 974-7079, or [landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov)

Applicant: John Donisi, of the Drenner Group

Property Owner: The landowner is Waller Creek Eleven; With Manchester Financial Group as the Owner / Developer of the Fairmont Hotel and proposed bridge.

Mr. Donisi or his delegate will be present at the meeting to answer any questions regarding the project, if needed.

Eric J. Hammack, Real Estate Supervisor  
Land Management Section

**OFFICE OF REAL ESTATE SERVICES**  
Attachments

DEPARTMENTAL COMMENTS FOR THE ENCROACHMENT OF  
RED RIVER STREET BY AN OVERHEAD PEDESTRIAN BRIDGE

C24  
/2

AT&T	APPROVE
AUSTIN ENERGY	APPROVE
AUSTIN RESOURCE RECOVERY	APPROVE
AUSTIN TRANSPORTATION	APPROVE
AUSTIN WATER	APPROVE – Must maintain 17' of aerial clearance.
CTM – GAATN	APPROVE
CAPITAL METRO	APPROVE
FIRE	APPROVE
GOOGLE	APPROVE
GRANDE COMMUNICATIONS	APPROVE - Applicant responsible for relocation of utilities, if any.
PARC	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Engineering)	NO COMMENT
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Transportation)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Neighborhood Planning)	PLANNING COMMISSION
PLANNING & DEVELOPMENT REVIEW (Urban Design)	APPROVE TO GO TO COUNCIL. Still required to clear Site Plan and License Agreement review comments. Applicant must still also submit a detailed streetscape plan showing the interface between the sky bridge and the Great Streets improvements.
PLANNING & DEVELOPMENT REVIEW (Zoning Review)	APPROVE
PUBLIC WORKS (Office of the City Engineer)	APPROVE. However, applicant is to coordinate the proposed design and construction of drilled piers near the Waller Creek tunnel with Gary Jackson, Project Manager, PWD.
TEXAS GAS SERVICES	APPROVE

TIME WARNER

APPROVE

URBAN TRAILS

APPROVE

WATERSHED PROTECTION (Engineering)

APPROVE TO GO TO COUNCIL.  
However the agreement cannot be recorded until the Site Plan is approved.

C24/3

10/10/10

10/10/10

10/10/10

10/10/10

10/10/10

10/10/10



# Proposed Skybridge at City of Austin Convention Center

CY/AT

 Proposed Skybridge

 Lot Lines

*City of Austin*  
  
*Real Estate Services*



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

2013 Basemap Imagery, City of Austin

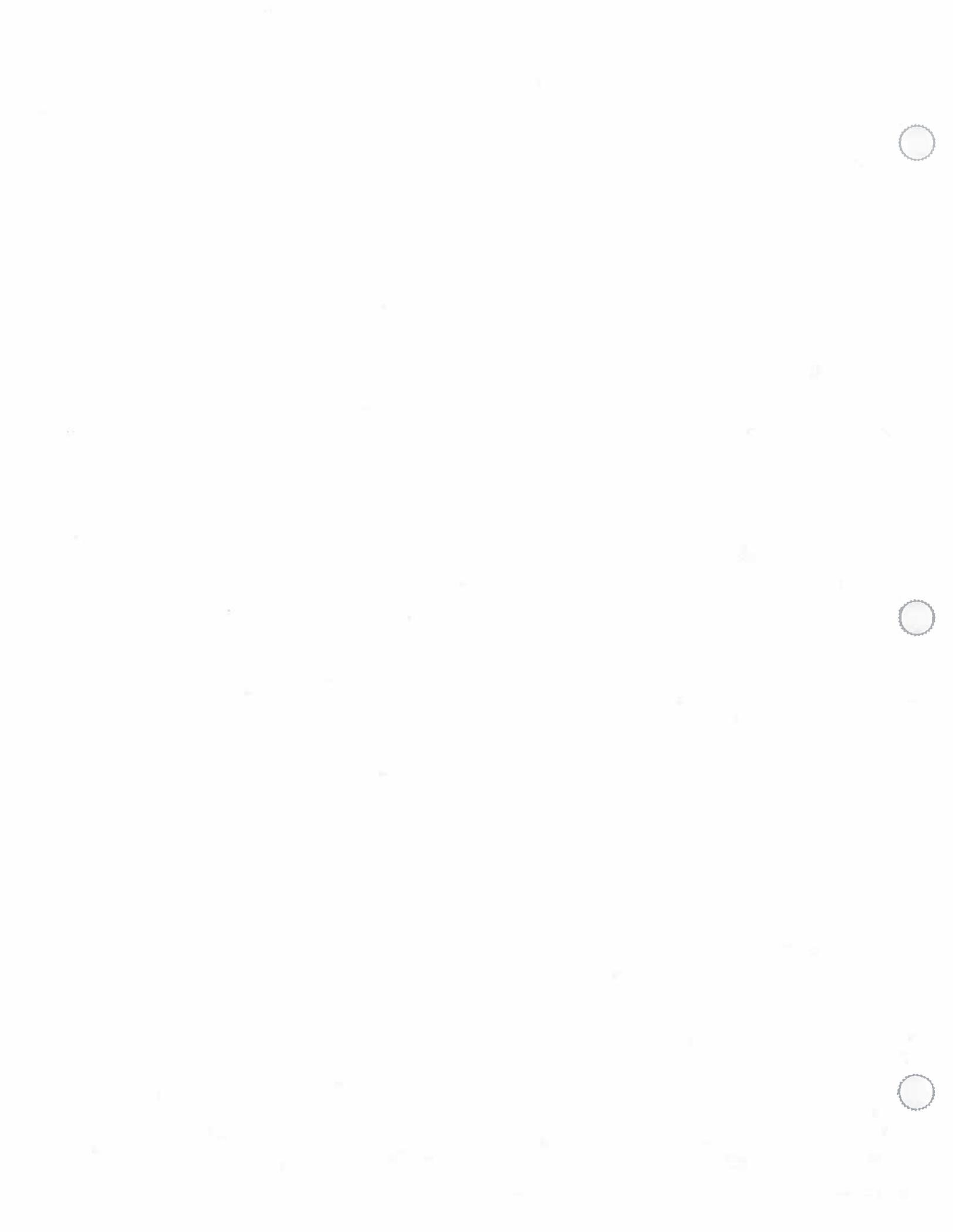
0 250 500 Feet



This product has been produced by the Office of Real Estate Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Produced by CBoas, 7/29/2015





C24/5

MEMORANDUM

Case No.: 9524-1505  
Date: May 20, 2015

SUBJECT: ENCROACHMENT OF STREET RIGHT OF WAY

- |                      |                                |                       |                            |
|----------------------|--------------------------------|-----------------------|----------------------------|
| ( ) Lucy Cabading    | AT&T                           | ( ) Marilyn Shashoua  | PARD                       |
| ( ) Melody Giambruno | Austin Energy                  | ( ) Danielle Guevara  | PDRD (LUR-Engineering)     |
| ( ) Rob Spillar      | Austin Transportation Director | ( ) Sangeeta Jain     | PDRD (LUR-Transportation)  |
| ( ) Angela Baez      | Austin Water                   | ( ) Mark Walters      | PDRD (N'borhood Planning)  |
| ( ) Roberto Gonzalez | Capital Metro                  | ( ) Humberto Rey      | PDRD (Urban Design)        |
| ( ) Carlos DeMatos   | CTM - GAATN                    | ( ) Wendy Rhoades     | PDRD (Zoning Review)       |
| ( ) Milissa Warren   | EMS                            | ( ) David Boswell     | PWD - Office of City Eng'r |
| ( ) David Brietzke   | Fire                           | ( ) Christian Barraza | Texas Gas                  |
| ( ) Scott Cunningham | Google                         | ( ) Scott Wratten     | Time Warner                |
| ( ) Luis Mata        | Grande Communication           | ( ) Katina Bohrer     | WPD (Engineering)          |
| ( ) Mike Turner      | Austin Resource Recovery       | ( ) Bruna Quinonez    | Code Compliance            |

A request has been received for the right-of-way encroachment of Red River Street by an overhead pedestrian bridge (Adjacent to 101 Red River Street). The encroachment will include aerial rights for the bridge, as well as surface and subsurface rights for the support structures and footings.

Please review this request and return your comments to Eric Hammack (974-7079), email address: [landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov). Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350. Due Date: June 4<sup>th</sup>, 2015.

APPROVAL: \_\_\_\_\_ YES      \_\_\_\_\_ Yes, Subj. to Req'm't      \_\_\_\_\_ No

Comments: \_\_\_\_\_  
\_\_\_\_\_

**Imagine Austin Comprehensive Plan - - - (CITY OF AUSTIN REVIEWERS ONLY):**

Please also review the Vacation request based on the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan (page 186).

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reviewed by: \_\_\_\_\_

Telephone: \_\_\_\_\_

Date: \_\_\_\_\_



John P. Donisi  
direct dial: (512) 807-2902  
jdonisi@drennergroupp.com

# DRENNER GROUP

024  
/6

May 15, 2015

Mr. Eric Hammack  
Offices of Real Estate Services  
City of Austin  
505 Barton Springs Road  
Austin, TX 78704

Via Hand Delivery

Re: Permanent encroachment agreement application for Fairmont Hotel Canopy Walk  
(the "Property").

Dear Mr. Hammack:

As representatives of the owner of the above stated Property, we respectfully submit the enclosed application for a permanent encroachment agreement for the Fairmont Hotel Canopy Walk from the Austin Convention Center to the hotel.

The site development permit for the hotel was issued on September 9, 2013. A site plan for the Canopy Walk (SP-2014-0345C) is currently under review by city staff. The project has been reviewed by the Waller Creek Conservancy, the City of Austin Parks Department, the City of Austin Transportation Department, and the City of Austin Watershed Protection Department.

The proposed Canopy Walk will create a pedestrian walkway from the Convention Center to the Waller Creek trail and to the western side of Red River Street. It provides both at-grade and above-grade connections to Palm Park, Cesar Chavez, Red River, and will tie into the Waller Creek trail that extends from Lady Bird Lake to Waterloo Park.

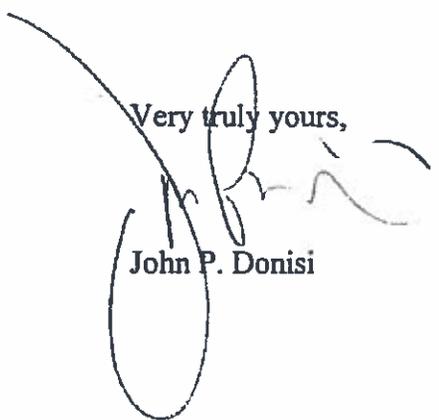
The permanent encroachment agreement will permit the ground level bridge footings and landing, as well as an aerial encroachment over City of Austin parkland. A Chapter 26 application has been submitted by the City of Austin Transportation Department to convey the property to improve connectivity and provide safe passage across the Red River Street right-of-way for Convention Center and hotel guests.

Thank you for your time and consideration for this site plan extension. Please let me know if you or your team members require additional information or have any questions.

May 15, 2015  
Page 2

C24  
1/1

Very truly yours,

  
John P. Donisi

cc: Junie Plummer, City of Austin Office of Real Estate Services, *via electronic delivery*  
Nick Goodling, City of Austin Law Department, *via electronic delivery*  
Mike Kelly, City of Austin Watershed Protection Department, *via electronic delivery*  
Doug Manchester, Manchester Financial Group Texas, *via electronic delivery*  
Stephen O Drenner, Firm

Transmittal Letter

C24  
1/8

Attached please find a completed application requesting an encroachment agreement.

As required by the application, the applicant provides the following responses to the questions presented within the application:

1. Is this a residential or commercial project?

This is a commercial project.

2. How was the area of the encroachment dedicated? By plat or by separate instrument?

The Parkland area adjacent to the Convention Center was dedicated by City Council Resolution 840329-01 (see attached).

The Red River Street right-of-way was dedicated by the Original City of Austin plat.

3. Did the City purchase the area where the proposed encroachment would be located? (i.e., by Street Deed)

The encroachment area consists of City of Austin dedicated parkland and right-of-way. These were obtained by resolution and plat, respectively.

4. Does the encroachment currently exist, or is it only proposed on paper?

The encroachment does not currently exist.

5. Are there any utility lines within the proposed encroachment area? If yes, what are your plans for the utilities? Relocation of utility lines must be at the applicant's expense.

Yes, there are utility lines within the proposed encroachment area. The applicant proposes to relocate the utility lines, if necessary.

6. How do you plan to develop the proposed encroachment area?

The applicant plans to develop the proposed encroachment area with an aerial pedestrian walkway as well as other related improvements to improve pedestrian access in the immediate area.

7. Has a site plan been submitted on your project?

Yes, Site Plan No.SP-2014-0345C.

C24  
1/9

8. Is your project a Unified Development?

No, the project is not a Unified Development.

9. Is your project a S.M.A.R.T. Housing Project?

No, the project is not a S.M.A.R.T. Housing Project.

10. When do you anticipate starting construction of the development?

The applicant anticipates starting construction in the Fourth Quarter of 2015.

11. What is the current status of the adjacent properties?

The property to the east is the Fairmont Hotel, currently under construction. The area to the west is Waller Creek and the Austin Convention Center. The area to the south includes the City of Austin bridge (vehicular and pedestrian) along East Cesar Chavez Street spanning Waller Creek, which offers limited pedestrian access.

Pedestrian access to East Cesar Chavez is currently limited by a bridge with a less than five foot concrete walk from curb to bridge railing with no divider between vehicular and pedestrian traffic. The existing sidewalk is below City of Austin requirements for urban roadways and major arterial roadway standards.

12. What type of parking facilities currently exist?

No parking facilities currently exist.

13. Does the area of encroachment lie within UT boundaries?

No, the area of encroachment does not lie within UT boundaries.

14. Does the area of encroachment lie within Downtown boundaries?

Yes, the area of encroachment does lie within Downtown boundaries.

15. Does the proposed encroachment support the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan? If so, how?

Yes, the proposed encroachment supports the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan. The encroachment promotes Priority Program 1, "Invest in a compact and connected Austin."

C24/10

The proposed Canopy Walk will create a pedestrian walkway from the Convention Center to the Waller Creek trail and to the western side of Red River Street. It provides both at-grade and above grade connections to Palm Park, Cesar Chavez, Red River, and will tie into the Waller Creek trail that extends from Lady Bird Lake to Waterloo Park.

The encroachment also promotes Priority Program 7, by creating places and access to networks where people can easily walk, bike play, and find nearby healthy food options and healthcare.

Application for an Encroachment Agreement

C24  
11

File No. 9524-1505  
Department Use Only

DATE: 5-20-15  
Department Use Only

1. TYPE OF ENCROACHMENT

Encroachment Type:  Aerial  Sub-surface  Surface

List TYPE OF ENCROACHMENT to be placed on Public Property: bridge footings and landing; aerial encroachment over parkland

Has encroachment been installed prior to application:  Yes  No

Adjoins property at the following street address: 101 Red River Street / 500 East Cesar Chavez Street

2. PROPERTY DESCRIPTION OF ENCROACHMENT AREA

Parcel #: 0204040308

Survey & Abstract No. \_\_\_\_\_

Lot(s) 5 Block 10 Outlot \_\_\_\_\_

Subdivision Name: Original City of Austin

Plat Book 475 Page Number 255 Document Number \_\_\_\_\_

County/Records: Travis County; Deed Real Property Official Public

NOTE: Attach three dimensional metes and bounds survey of Encroachment area.

3. RELATED CASES

	FILE NUMBERS
Existing Site Plan: <u>YES / NO</u>	<u>SP-2012-0333C / SP-2014-0345C</u>
Subdivision: Case: <u>YES / NO</u>	_____
Building Permit: <u>YES / NO</u>	_____

4. APPLICANT INFORMATION

Name: John Donisi

Firm Name: Drenner Group, P.C.

Address: 200 Lee Barton Drive, Suite 100 City: Austin State: Texas

Zip: 78704 Phone: ( 512 ) 807-2902 Fax No.: ( )

EMAIL ADDRESS: \_\_\_\_\_

5. DEVELOPER INFORMATION

Name: Doug Manchester

Firm Name: Manchester Financial Group Texas

Address: 111 Congress Avenue Suite 1125 City: Austin State: Texas

Zip: 78701 Phone: ( 512 ) 520-5217 Fax No.: ( )

C24  
12

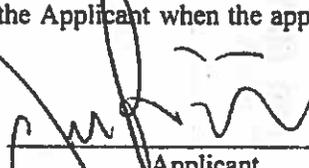
**6. LANDOWNER INFORMATION**

Name: Waller Creek Eleven, Ltd. (as shown on Deed)  
Address: 307 East 2nd Street City: Austin State: Texas  
Zip: 78701 Phone: ( 512 ) 472-1800 Fax No.: ( 512 ) 472-1999  
Lienholder Name: \_\_\_\_\_  
Lienholder Address: \_\_\_\_\_  
Lienholder Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
(If multiple owners are joining in this request – complete names, addresses on each, must be attached.)

**7. LICENSEE INFORMATION, if other than Landowner (Tenant)**

Name: Manchester Financial Group Texas  
Address: 111 Congress Avenue Suite 1125 City: Austin State: Texas  
Zip: 78701 Phone: ( 512 ) 520-5217 Fax No.: ( )  
Contact Person: Doug Manchester Phone: (512) 520-5217

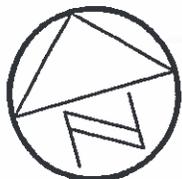
I the undersigned Applicant declare that the information provided in this application is true and correct. I have read and understand that the processing of this Application will be handled in accordance with the Procedure for Requesting an Encroachment Agreement and that no action on processing will be taken without payment of the non-refundable processing fee. I understand that acceptance of this application and fee in no way obligates the City to enter into an Encroachment Agreement. I understand that the value of the Right-of-Way, if allowed to be encroached, will be determined by the City of Austin, Real Estate Services Division, a certified check will be required before scheduling an agenda item for Council review and Certificate of Insurance must be presented before an agreement, if approved, is executed. It is further understood that the City is not responsible for any cost or inconvenience incurred by the Applicant when the application is not approved.

Signed By:  Applicant

- Please check the appropriate box.
- Landowner
  - Tenant
  - Agent for Landowner
  - Agent for Tenant

EAST 2ND ST.  
(80' R.O.W., NOT BUILT)

*224/13*



1" = 30'

P.O.C.  $S73^{\circ}30'21"E$  275.94'  
( $S73^{\circ}30'17"E$  276.03')

C.O.A. CENTERLINE PER  
LOOMIS-AUSTIN SURVEY

WALLER CREEK  
ELEVEN, LTD.  
CONTRIBUTION DEED  
(2011057330)

LOT 8

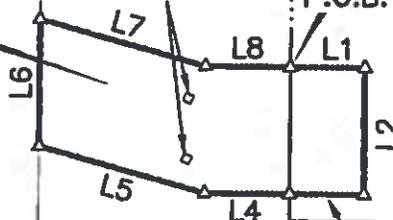
ENCROACHMENT  
AGREEMENT  
0.024 ACRES  
APPROX.  
1,028 SQ. FT.

CANOPY  
FOOTINGS  
SEE  
DETAIL "A"

P.O.B.

BLOCK 11

RED RIVER ST.  
(80' R.O.W., 40' PVMT.)

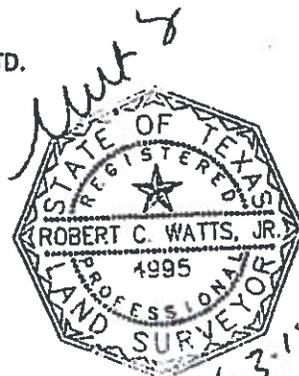


VACATED 20' ALLEY  
(660/375)

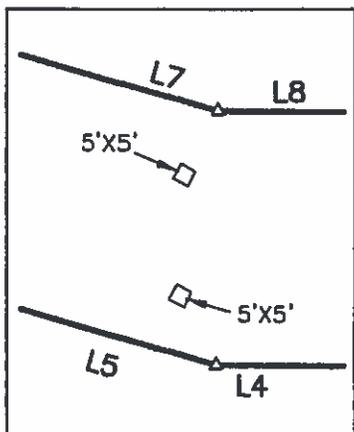
$S16^{\circ}33'30"W$  67.57'

WALLER CREEK ELEVEN, LTD.  
CONTRIBUTION DEED  
(2011057330)

PORTION OF  
LOT 1



*6.3.15*



DETAIL "A"  
NOT TO SCALE

DATE OF SURVEY: 10/03/14  
PLOT DATE: 06/03/15  
DRAWING NO.: 288-007-AR1  
PROJECT NO.: 288-007  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JDB

*Chaparral*

C24/14

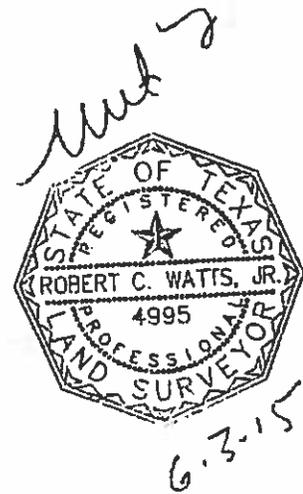
SKETCH TO ACCOMPANY A DESCRIPTION OF 0.024 ACRES (APPROXIMATELY 1,028 SQ. FT.), BEING A PORTION OF LOT 8, BLOCK 11, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, CONVEYED TO WALLER CREEK ELEVEN, LTD., IN A CONTRIBUTION DEED RECORDED IN DOCUMENT NO. 2011057330 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF RED RIVER STREET (80'RIGHT-OF-WAY WIDTH), AS SHOWN ON THE MAP OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°26'14"E	11.56'
L2	S16°33'46"W	20.00'
L3	N73°26'14"W	11.56'
L4	N73°26'14"W	13.44'
L5	N58°26'14"W	27.34'
L6	N16°32'58"E	20.00'
L7	S58°26'14"E	27.34'
L8	S73°26'14"E	13.45'

LEGEND	
●	1/2" REBAR FOUND
▲	MAG NAIL FOUND
⊗	X IN CONC. FOUND
△	CALCULATED POINT
( )	RECORD INFORMATION

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 288-007-AR1



DATE OF SURVEY: 10/03/14  
PLOT DATE: 06/03/15  
DRAWING NO.: 288-007-AR1  
PROJECT NO.: 288-007  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JDB

PROFILE EXHIBIT  
NOT TO SCALE

*C24  
15*

CENTER LINE  
RED RIVER ST.

PROPOSED  
CANOPY  
WALK TO  
CONVENTION  
CENTER

EAST RIGHT-OF-WAY  
RED RIVER ST.

LOT 8, BLOCK 11  
ORIGINAL CITY OF AUSTIN

FAIRMONT AUSTIN HOTEL  
(UNDER CONSTRUCTION)

+490'

PROPOSED  
CANOPY WALK  
ENCROACHMENT  
AGREEMENT #1

FINISH  
CEILING=488'

12.0'

FINISH  
FLOOR=476'

PROPOSED  
CANOPY  
WALK TO  
CONVENTION  
CENTER

+474' BOTTOM  
OF SLAB  
(18' MINIMUM  
CLEARANCE)

EAST RIGHT-OF-WAY  
RED RIVER ST.

LOT 8, BLOCK 11  
ORIGINAL CITY OF AUSTIN

18.0'

455.7'

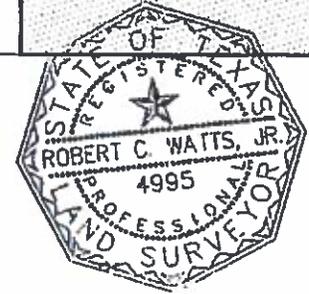
BACK OF  
CURB  
456.0'

5'

CENTER LINE  
RED RIVER ST.

PROFILE VIEW  
RED RIVER ST.

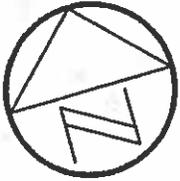
CANOPY FOOTING  
DEPTH: +/- 415.0'



*Met  
6-3-15*

DATE OF SURVEY: 10/03/14  
PLOT DATE: 06/03/15  
DRAWING NO.: 288-007-AR1  
PROJECT NO.: 288-007  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JDB

**Chaparral**



1" = 30'

EAST 2ND ST.  
(80' R.O.W., NOT BUILT)

*CDL  
16*

# BLOCK 10

CITY OF AUSTIN  
LOT 5  
(475/255)

CITY OF AUSTIN  
(CONVENTION CENTER)

CITY OF AUSTIN  
VACATED ALLEY  
(ORD. 90-0329-F)

IRON WORKS  
BARBEQUE, INC.  
(12227/1541)

THE IRON WORKS  
BARBECUE, INC.  
LOT 4  
(12059/2752)

C.O.A. CENTERLINE PER  
LOOMIS-AUSTIN SURVEY

ENCROACHMENT  
AGREEMENT  
0.018 ACRES  
APPROX.  
800 SQ. FT.

*S38°50'53"W 105.08'*

P.O.B.

L4

L1

L3

L2

CANOPY  
FOOTINGS  
SEE  
DETAIL "A"

RED RIVER ST.  
(80' R.O.W., 40' PVMT.)

S73°30'21"E 275.94'  
(S73°30'17"E 276.03')

P.O.C.

WALLER CREEK  
ELEVEN, LTD.  
CONTRIBUTION DEED  
(2011057330)

LOT 8

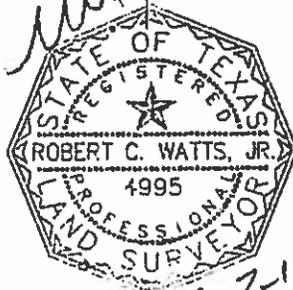
S16°33'30"W 191.88'  
(S16°32'58"W 191.90')

# BLOCK 11

VACATED 20' ALLEY  
(660/375)

WALLER CREEK ELEVEN, LTD.  
CONTRIBUTION DEED  
(2011057330)

PORTION OF  
LOT 1



*6.3-15*

DATE OF SURVEY: 10/03/14  
PLOT DATE: 06/03/15  
DRAWING NO.: 288-007-AR2  
PROJECT NO.: 288-007  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JDB

*Chaparral*

*CW*  
*TX*

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.018 ACRES (APPROXIMATELY 800 SQ. FT.), BEING A PORTION OF RED RIVER STREET (80' RIGHT-OF-WAY WIDTH), AS SHOWN ON THE MAP OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

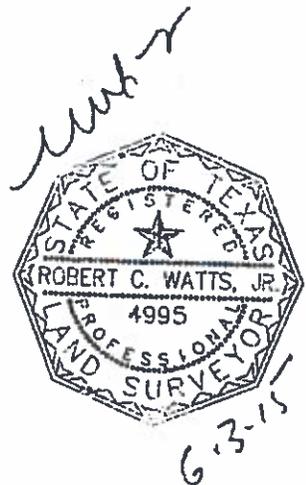
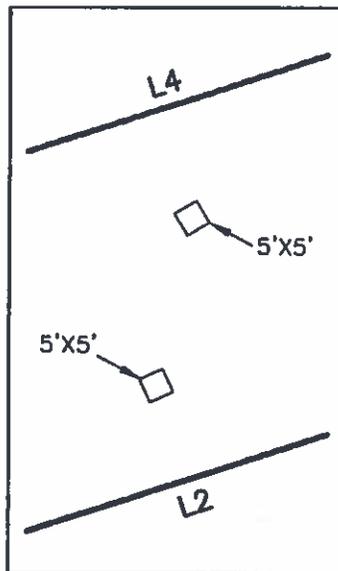
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S16°32'58"W	20.00'
L2	S88°12'28"W	42.12'
L3	N16°33'05"E	20.00'
L4	N88°12'28"E	42.12'

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 288-007-AR2

LEGEND	
●	1/2" REBAR FOUND
▲	MAG NAIL FOUND
☒	X IN CONC. FOUND
△	CALCULATED POINT
( )	RECORD INFORMATION

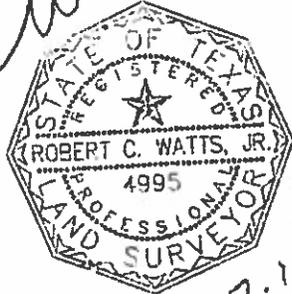
DETAIL "A"  
NOT TO SCALE



DATE OF SURVEY: 10/03/14  
PLOT DATE: 06/03/15  
DRAWING NO.: 288-007-AR2  
PROJECT NO.: 288-007  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JDB

C24/18

mut s  
6.3.15



LOT 5, BLOCK 10  
ORIGINAL CITY OF AUSTIN  
WEST RIGHT-OF-WAY  
RED RIVER ST.

CENTER LINE  
RED RIVER ST.

+490'

CANOPY WALK TO  
CONVENTION  
CENTER

**PROPOSED  
CANOPY WALK  
ENCROACHMENT  
AGREEMENT #2**

FINISH  
CEILING=488'

12.0'

CANOPY WALK TO  
FAIRMONT  
AUSTIN HOTEL  
(UNDER  
CONSTRUCTION)

FINISH  
FLOOR=476'

+474' BOTTOM  
OF SLAB  
(18' MINIMUM  
CLEARANCE)

LOT 5, BLOCK 10  
ORIGINAL CITY OF AUSTIN  
WEST RIGHT-OF-WAY  
RED RIVER ST.

CENTER LINE  
RED RIVER ST.

5' BACK OF  
CURB  
455.5'

450.3'

455.7'

**PROFILE VIEW  
RED RIVER ST.**

CANOPY FOOTING  
DEPTH: +/- 415.0'

DATE OF SURVEY: 10/03/14  
PLOT DATE: 06/03/15  
DRAWING NO.: 288-007-AR2  
PROJECT NO.: 288-007  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JDB

2/19



1" = 40'

CITY OF AUSTIN  
VACATED EAST 2ND STREET  
(ORD. 90-0329-F)  
(2001130967)



2/19  
6.3.15

# BLOCK 10

CITY OF AUSTIN  
LOT 7  
(11081/883)

CITY OF AUSTIN  
LOT 6  
(11081/883)

CITY OF AUSTIN  
LOT 5  
(475/255)

CITY OF AUSTIN VACATED ALLEY  
(ORD. 90-0329-F)  
(2001130967)

CITY OF AUSTIN VACATED ALLEY  
(ORD. 90-0329-F)  
(2001130967)

IRON WORKS BARBEQUE, INC.  
(12227/1541)

C.O.A. CENTERLINE PER  
LOOMIS-AUSTIN SURVEY

RED RIVER ST.  
(80' R.O.W., 40' PVMT.)

P.O.C.

S16°33'30"W 67.57'

S16°33'30"W 104.31'

773°30'21"E 275.94'  
(S73°30'17"E 276.03')

EAST 2ND ST.  
(80' R.O.W., NOT BUILT)

LOT 8  
WALLER CREEK  
ELEVEN, LTD.  
CONTRIBUTION DEED  
(2011057330)

ENCROACHMENT  
AGREEMENT  
0.146 ACRES  
APPROX. 6,362 SQ. FT.

VACATED 20' ALLEY  
(660/375)

# BLOCK 11

PORTION OF  
LOT 1

DATE OF SURVEY: 10/03/14  
PLOT DATE: 06/03/15  
DRAWING NO.: 288-007-ARS  
PROJECT NO.: 288-007  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JDB  
SHEET 1 OF 6

Chapparral

C24/20

PROFILE EXHIBIT  
NOT TO SCALE

CENTER LINE  
RED RIVER ST.

EAST RIGHT-OF-WAY  
RED RIVER ST.

LOT 8, BLOCK 11  
ORIGINAL CITY OF AUSTIN

FAIRMONT AUSTIN HOTEL  
(UNDER CONSTRUCTION)

+490'

PROPOSED  
CANOPY WALK  
ENCROACHMENT  
AGREEMENT #5

FINISH  
CEILING=488'

12.0'

FINISH  
FLOOR=476'

+474' BOTTOM  
OF SLAB  
(18' MINIMUM  
CLEARANCE)

EAST RIGHT-OF-WAY  
RED RIVER ST.

LOT 8, BLOCK 11  
ORIGINAL CITY OF AUSTIN

18.0'

BACK OF  
CURB  
456.0'

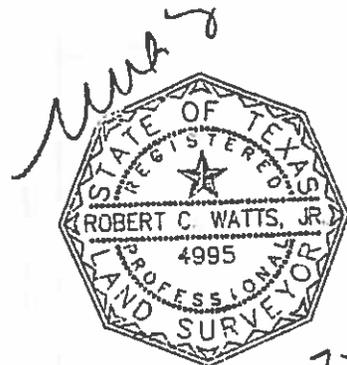
5'

455.7'

CENTER LINE  
RED RIVER ST.

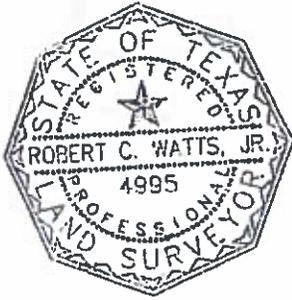
PROFILE VIEW  
RED RIVER ST.

CANOPY FOOTING  
DEPTH: +/- 415.0'



DATE OF SURVEY: 10/03/14  
PLOT DATE: 06/03/15  
DRAWING NO.: 288-007-AR5  
PROJECT NO.: 288-007  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JDB  
SHEET 3 OF 6

Chaparral



*Met 6.3.11*

PROFILE EXHIBIT  
NOT TO SCALE

*C24/21*

LOT 5, BLOCK 10  
ORIGINAL CITY  
OF AUSTIN

WEST RIGHT-OF-WAY  
RED RIVER ST.

CENTER LINE  
RED RIVER ST.

+490'

12.0'

PROPOSED  
CANOPY WALK  
ENCROACHMENT  
AGREEMENT #5

FINISH  
CEILING=488'

12.0'

FINISH  
FLOOR=476'

+474' BOTTOM  
OF SLAB  
(18' MINIMUM  
CLEARANCE)

5'

5'

BACK OF  
CURB  
455.5'

455.7'

450.3'

447.5'

WEST RIGHT-OF-WAY  
RED RIVER ST.

CENTER LINE  
RED RIVER ST.

PROFILE VIEW  
RED RIVER ST.

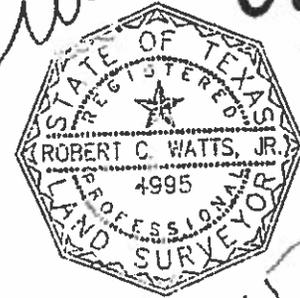
CANOPY FOOTING  
DEPTH: +/- 415.0'

CANOPY FOOTING  
DEPTH: +/- 415.0'

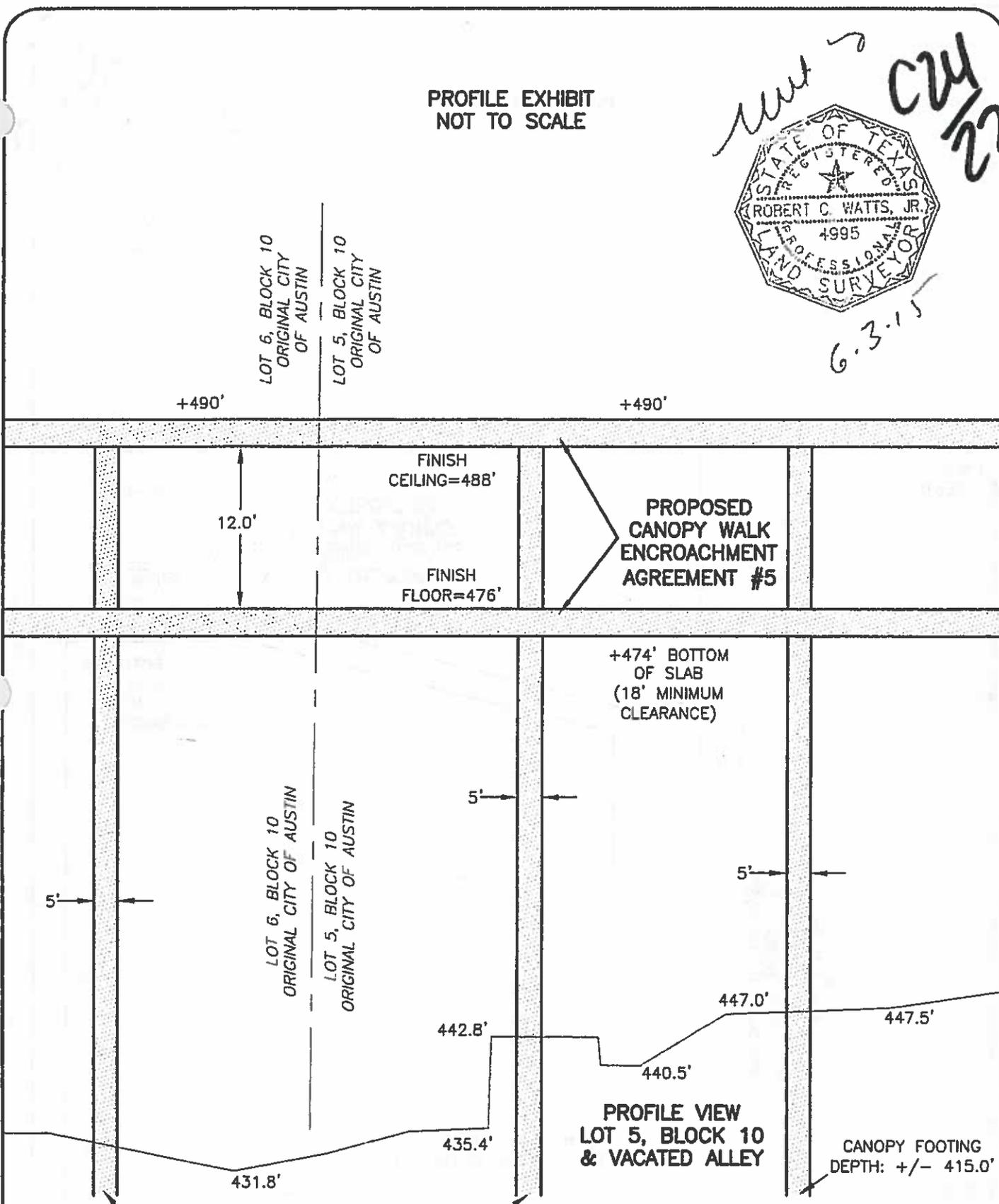
DATE OF SURVEY: 10/03/14  
PLOT DATE: 06/03/15  
DRAWING NO.: 288-007-AR5  
PROJECT NO.: 288-007  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JDB  
SHEET 4 OF 6

**Chaparral**

PROFILE EXHIBIT  
NOT TO SCALE



*mut*  
*CV 22*  
6-3-15



FINISH  
CEILING=488'

FINISH  
FLOOR=476'

PROPOSED  
CANOPY WALK  
ENCROACHMENT  
AGREEMENT #5

+474' BOTTOM  
OF SLAB  
(18' MINIMUM  
CLEARANCE)

PROFILE VIEW  
LOT 5, BLOCK 10  
& VACATED ALLEY

CANOPY FOOTING  
DEPTH: +/- 415.0'

CANOPY FOOTING  
DEPTH: +/- 415.0'

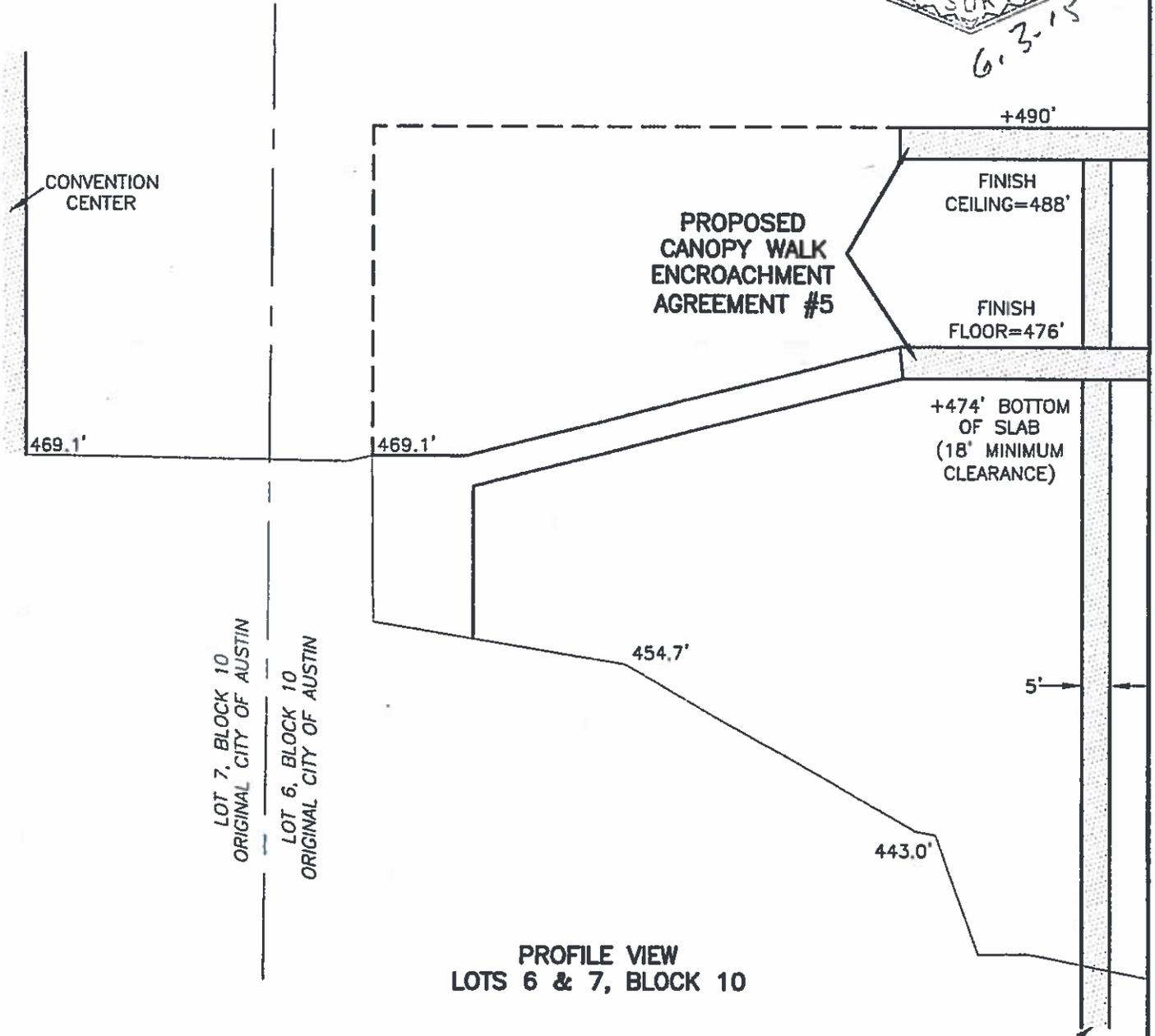
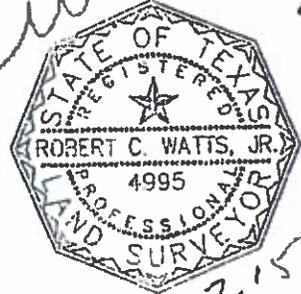
CANOPY FOOTING  
DEPTH: +/- 415.0'

DATE OF SURVEY: 10/03/14  
PLOT DATE: 06/03/15  
DRAWING NO.: 288-007-AR5  
PROJECT NO.: 288-007  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JDB  
SHEET 5 OF 6

**Chaparral**

PROFILE EXHIBIT  
NOT TO SCALE

*mmw c24 23*  
6.3.15



PROFILE VIEW  
LOTS 6 & 7, BLOCK 10

DATE OF SURVEY: 10/03/14  
PLOT DATE: 06/03/15  
DRAWING NO.: 288-007-AR5  
PROJECT NO.: 288-007  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JDB  
SHEET 6 OF 6

**Chaparral**